



LONDON
WILLIAM WILKINSON

DANIEL CALVIN

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MILTON
STONE

Abingdon Villas, London, W8

£2,650,000 Leasehold

4 bedroom maisonette for sale

Description

Situated on the corner of Abingdon Villas and Abingdon Road, this rare property has its own front door at street level and 1804sqft (167.59sqm) of accommodation over rear ground and lower ground, first, second and a roof terrace on the entire third floor.

The maisonette benefits from a triple aspect double reception with high ceilings, wooden floors and two fireplaces, with steps down to one of the two roof terraces, a fully equipped Kitchen, four bedrooms with three bathrooms, two of which are ensuite.

Stairs lead up from the second floor to the entire third floor which offers a teak decked roof terrace with 360 degree panoramic views over the London skyline.

There is also a cellar in the basement which provides extra storage and accommodates a washing machine, dryer and hot water cylinder.

Tenure: Leasehold (172 years)

Ground Rent: £50 per year

The current lease length is 215 years from 12th May 1980 expiring in approximately 172 years on the 11th of May, 2195.

Tenure

Leasehold (172 years)



MILTON
STONE

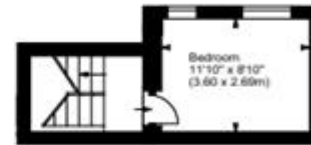
Abingdon Villas, W8



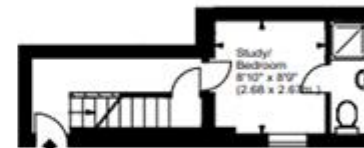
Approx. Gross Internal Area
1804 Sq Ft - 167.59 Sq M



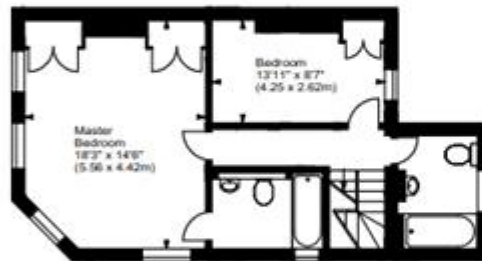
Third Floor



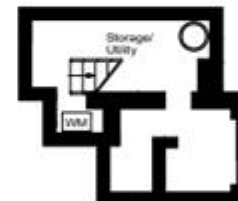
Ground Floor Half Landing



Ground Floor



Second Floor



Lower Ground Floor



First Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	49	
(21-38) F		
(1-20) G		

Viewing by appointment only
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